

Oxford Companies
734.665.6500
oxfordcompanies.com

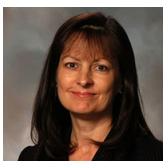


Integrated
Real Estate
Services



Office Building For Lease
The Premier Office Center
3923 Ranchero Dr
Ann Arbor, MI 48104

19,383 SF
\$15.00 SF/yr (NNN)
Available



Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

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OFFERING SUMMARY

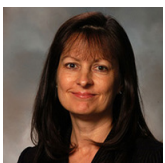
Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	19,383 SF
Available SF:	19,383 SF
Year Built:	2001
Zoning:	BI
Submarket:	South Side Ann Arbor

PROPERTY OVERVIEW

Modern office park with scenic views

PROPERTY HIGHLIGHTS

- Immediate access to I-94 via Ann Arbor-Saline Rd. & S. State St. exits
- 8 minutes to downtown and U of M's central campus
- Close proximity to Ann Arbor-Saline Rd. retail and restaurants, such as: Target, Meijer, TGI Friday's, Texas Road House & many more
- Relaxed, rural setting with convenient access to the city
- Located on peaceful, quiet road with little noise or traffic
- Adjacent to the luxury Valley Ranch residential complex
- Nice landscaping with mature trees, grassy fields, scenic ponds and streams between lots
- Modern spaces with private suite entrances
- Ample parking and monument signage at all buildings
- Locally owned and managed with 24/7 on-call maintenance



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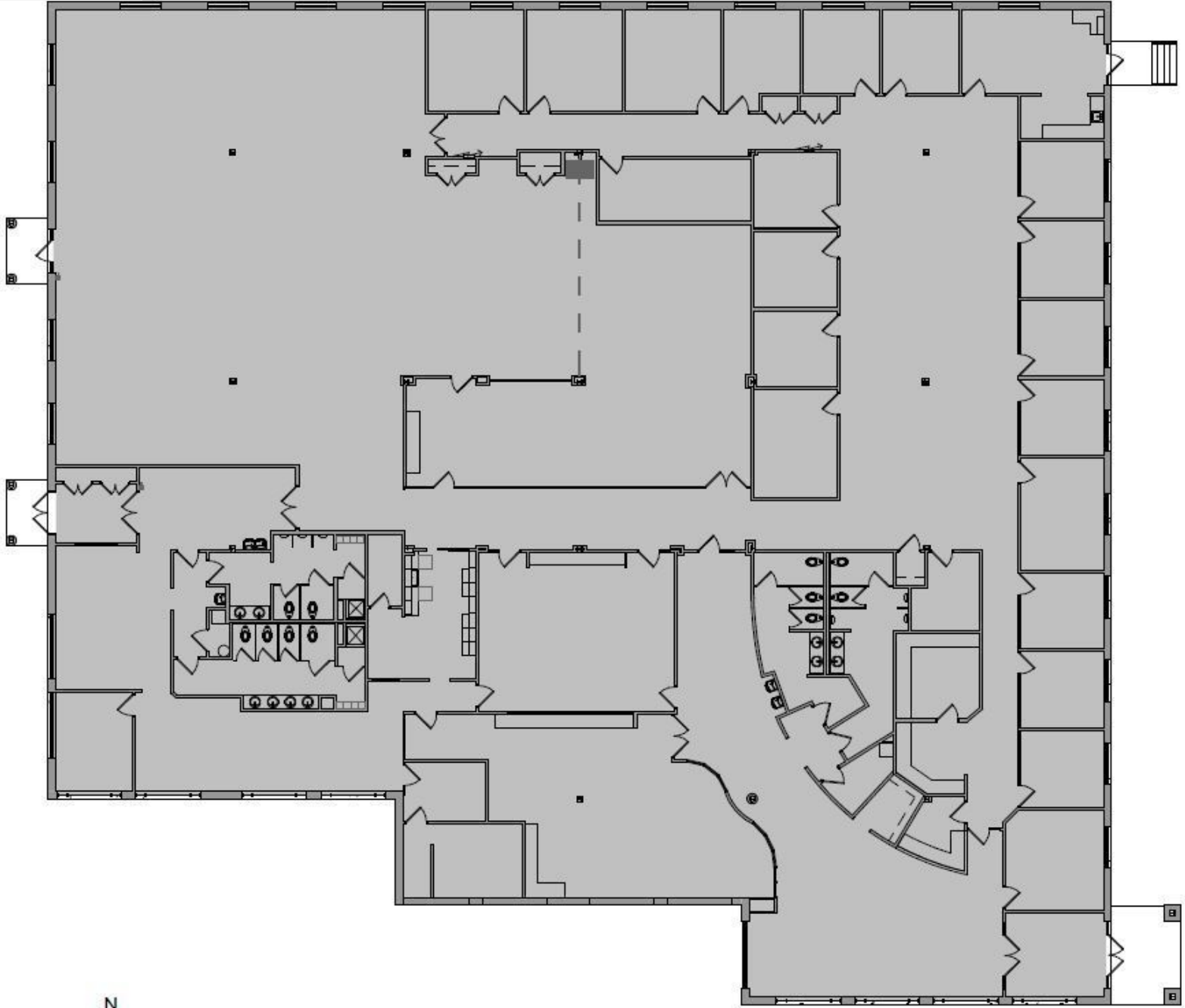
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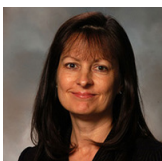


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VIDEO TOUR



1 Suite 3923 - Existing Floor Plan
3923 16' 32' 48' 3/84" = 1'-0"



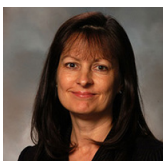
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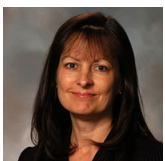
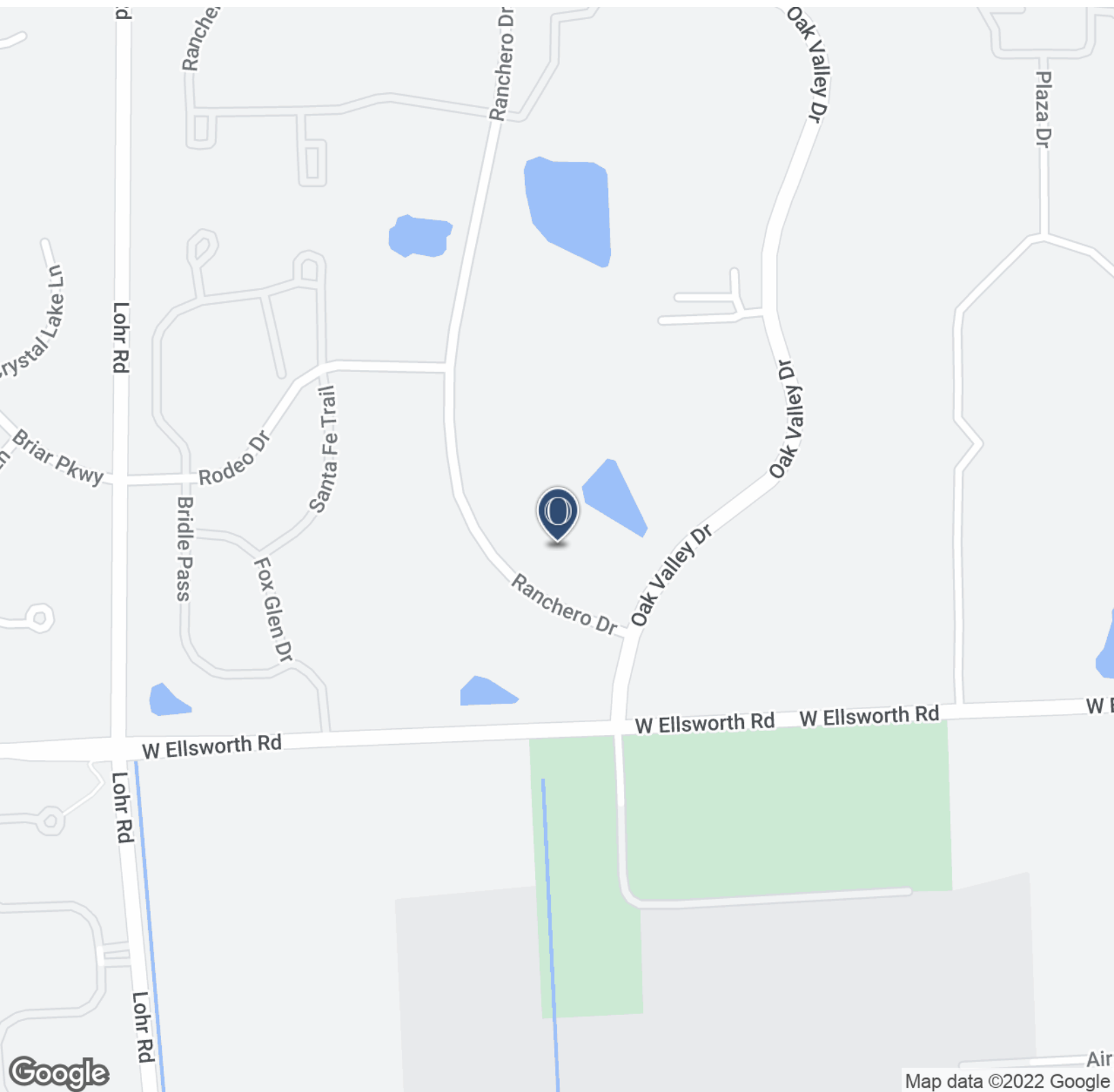
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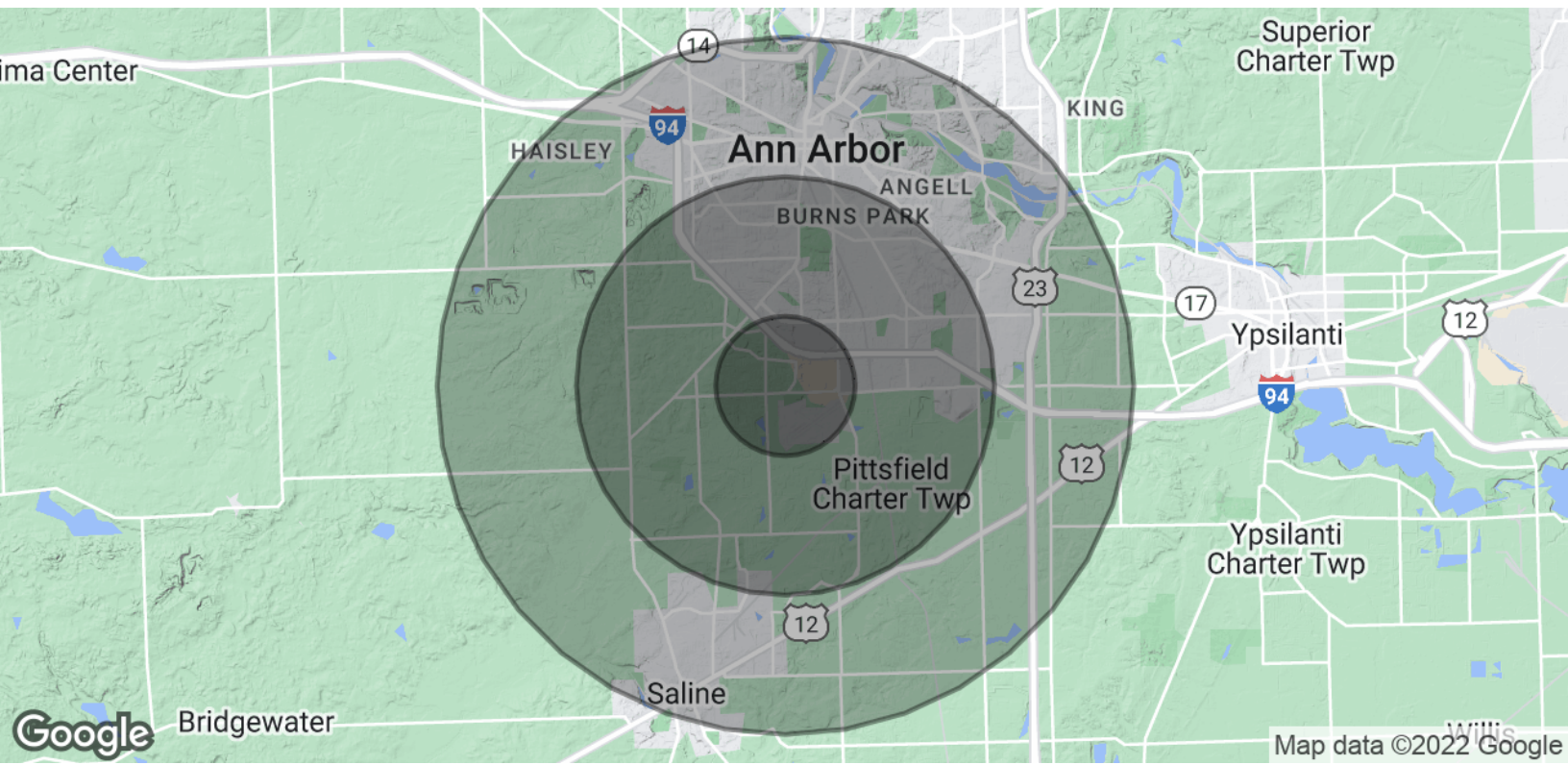
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Air
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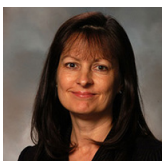
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,154	59,956	161,636
Average Age	35.5	34.6	33.1
Average Age (Male)	36.0	34.3	32.7
Average Age (Female)	34.7	34.8	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,448	25,077	62,917
# of Persons per HH	2.1	2.4	2.6
Average HH Income	\$91,930	\$84,761	\$80,505
Average House Value	\$442,322	\$316,981	\$313,488

* Demographic data derived from 2020 ACS - US Census



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